

Note: The following case(s) is/are included in this ad.

Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-050</u>	<u>GENERATION THREE, INC.</u>
<u>03-375</u>	<u>LUIS & ROSA DORTA</u>
<u>03-384</u>	<u>FLAGLER DEVELOPMENT CO.</u>
<u>04-033</u>	<u>MIAMI GARDENS PARK VENTURE ONE LTD. & MIAMI GARDENS PARK VENTURE TWO</u>
<u>04-245</u>	<u>PSN BUILDERS GROUP L. L. C.</u>
<u>04-278</u>	<u>SOUTH FLORIDA LAND DEVELOPMENT INV., INC.</u>
<u>04-320</u>	<u>ALFREDO & VICENTA GAMBARINA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/7/04 TO THIS DATE:

HEARING NO. 04-10-CZ5-2 (04-33)

12-52-40
Council Area 5
Comm. Dist. 13

APPLICANTS: MIAMI GARDENS PARK VENTURE ONE LTD. & MIAMI GARDENS PARK VENTURE TWO

(1) IU-C to RU-4L

(2) DELETION of a Declaration of Restrictions recorded in the Official Record Book 11507 and Pages 577 through 581 only as applies to the subject property.

The purpose of the request is to remove a requirement that the west 50' of the property be used for specific purposes.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract "E" of MIAMI gardens park, plat book 145, Page 97, being more particularly described as follows:

Begin at the Southwest corner of said Tract "E"; thence N0°6'59"W along the west boundary of said Tract "E" as a basis of bearing for a distance of 1,259.04'; thence N89°53'1"E for a distance of 311.62'; thence N53°58'11"E for a distance of 141.18' to a Point of intersection with a non-tangent curve, a radial line to that bears S59°12'39"W; thence 60.94' along the arc of a curve to the left, said curve having a radius of 370', and a central angle of 9°26'10"; thence S40°13'31"E for a distance of 128.29' to a Point of intersection with a tangent curve; thence 210.01' along the arc of a curve to the right, said curve having a radius of 300', and a central angle of 40°6'32"; thence S0°6'59"E for a distance of 1,025.8' to a point on the south boundary line of Tract "E"; thence N87°47'25"W along the south boundary line of said Tract "E" for a distance of 614.92' to the Point of beginning.

LOCATION: The Northwest corner of theoretical N.W. 176 Terrace & theoretical N.W. 59 Avenue, Miami-Dade County, Florida.

SIZE OF PROEPRTY: 19.01 Gross Acres

IU-C (Industrial – Conditional)

RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/7/04 TO THIS DATE:

HEARING NO. 04-12-CZ5-1 (02-50)

9-53-40
Council Area 5
Comm. Dist. 12

APPLICANT: GENERATION THREE, INC.

UNUSUAL USE to permit the filling of a portion of a lake.

Plans are on file and may be examined in the Zoning Department entitled '74th Street Lakefill Phase II,' as prepared by ES Consultants, Inc., consisting of 1 sheet dated last revised 8/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tracts 1 through 8, 16, 17, 26 through 28, 31, 32, 40 through 45 and 49 through 56 and all of Tracts 9 through 15, 18 through 25, 29, 30, 33 through 39, 46 through 48 and 58 through 64 of the plat of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 of Section 9, Township 53 South, Range 40 East, according to the plat thereof recorded in Plat Book 2, at Page 17, being particularly described as follows:

Commence at the Southeast corner of said Section 9; thence S89°34'53"W along the south line of said Section 9 for 300.08' to a point that is 300' west of, as measured at right angles to, the east line of said Section 9; thence N01°44'30"W along a line that is 300' west of, and parallel with, the said east line of Section 9 for 35.01' to a point that is 35' north of, as measured at right angles to, the said South line of Section 9, said point being on the north Right-of-Way line of N.W. 74th Street, said point also being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S89°34'53"W along a line that is 35' north of, and parallel with, the said south line of Section 9 and along the said north Right-of-Way line of N.W. 74th Street for 1,022.19' to a point on the west line of said Tract 56; thence N01°44'28"W along the said west line of Tract 56 for 294.94' to the Southeast corner of said Tract 58; thence S89°34'51"W along the south line of said Tract 58 for 1,322.27' to the Northeast corner of said Tract 40; thence S01°44'27"E along the east line of said Tract 40 for 294.93' to a point that is 35' north of, as measured at right angles to, the said south line of Section 9; thence S89°34'53"W along said line that is 35' north of, and parallel with, the south line of Section 9 for 2,609.54' to a point that is 35' east of, as measured at right angles to, the west line of said Section 9, said point being on the east Right-of-Way line of N.W. 97 Avenue; thence N01°44'24"W along a line that is 35' east of, and parallel with, the said west line of Section 9, and along the said east Right-of-Way line of N.W. 97 Avenue for 1,614.59' to its intersection with the south line of said Tract 46; thence S89°34'44"W along the said south line of Tract 46 and its extension for 35.01' to a point on the said West line of Section 9; thence N01°44'24"W along the said West line of Section 9 for 1,319.68' to a point on the W/ly projection of the south line of said Tract 26; thence N89°34'23"E along the said W/ly projection of the south line of Tract 26 and along the said south line of Tract 26 for 35.01' to a point that is 35' east of, as measured at right angles to, the said west line of said Section 9, said point being on the said east Right-of-Way line of N.W. 97 Avenue; thence N01°44'24"W along a line that is 35' east of, and parallel with, the said west line of Section 9 and along the said east Right-of-Way line of N.W. 97 Avenue for 989.76' to its intersection with the south line of said Tract 29; thence S89°33'37"W along the said south line of Tract 29 and its W/ly projection for 35.01' to a point on the said west line of Section 9; thence N01°44'24"W along the said west line of Section 9 for 659.84 feet to a point on the W/ly projection of the south line of said Tract 31; thence N89°33'06"E along the said W/ly projection of the south line of Tract 31 and along the said south line of Tract 31 for 35.01' to a point that is 35' east of, as measured at right angles to the

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APPLICANT: GENERATION THREE, INC.

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west line of said Section 9, said point being on the said east Right-of-Way line of N.W. 97th Avenue; thence N01°44'24"W along a line that is 35.00 feet east of, and parallel with, the said west line of Section 9 and along the said east Right-of-Way line of N.W. 97 Avenue for 428.98' to a point that is 230.8' south of, as measured at right angles to, the north line of said Section 9; thence N89°32'35"E along a line that is 230.8' south of, and parallel with, the said north line of Section 9 for 3,444.89' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 230' and a central angle of 20°29'09" for an arc distance of 82.24' to a point that is 216.25' south of, as measured at right angles to, the said north line of Section 9; thence N89°32'35"E along a line that is 216.25' south of, and parallel with, the said north line of Section 9 for 1,678.13' to a point that is 50' west of, as measured at right angles to, the said east line of Section 9, said point being the west Right-of-Way line of N.W. 87th Avenue; thence S01°44'30"E along a line that is 50' west of, and parallel with, the said east line of Section 9, and along the said west Right-of-Way line of N.W. 87th Avenue, for 4,476.11'; thence S77°59'18"W for 254.07' to a point that is 300' west of, as measured at right angles to, the said east line of Section 9; thence S01°44'30"E along the aforesaid line that is 300' west of, and parallel with, the east line of Section 9 for 503.71' to the Point of Beginning. LESS AND EXCEPT THEREFROM ALL OF THE ABOVE, LESS AND EXCEPT THEREFROM THE FOLLOWING: A portion of Tracts 2 through 8, 49 through 55, 58, 40, 41, 16 and all of Tracts 15, 14, 13, 12, 11, 10, 9, 64, 63, 62, 61, 60 and 59 of the plat of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 of Section 9, Township 53 South, Range 40 East, Plat Book 2, at Page 17, being particularly described as follows:

Begin at the Southeast Corner of said Section 9; thence N01°44'30"W along the east line of said Section 9, for 640.39'; thence S88°15'30"W departing the said east line of Section 9, for 462.85' feet to the Point of Beginning of the parcel herein described; thence from the above established Point of beginning, run S63°53'57"W for 164.61'; thence S79°25'43"W for 709.53'; thence S81°26'59"W for 265.07'; thence N89°27'38"W for 1,071.12'; thence S53°30'18"W for 38.92'; thence S14°52'24"W for 116.46'; thence S89°08'45"W for 501.04'; thence S89°08'45"W for 323.05'; thence S88°45'53"W for 429.11'; thence S88°20'44"W for 368.86'; thence N89°51'26"W for 555.81'; thence N84°02'43"W for 159.99'; thence N02°12'45"W for 378.7'; thence N89°34'49"E for 2408.61'; thence N01°44'17"W for 4,306'; thence S87°44'39"E for 328.56'; thence N89°55'16"E for 212.43'; thence N89°54'46"E for 389.5'; thence N89°03'48"E for 395.43'; thence N89°26'43"E for 294.27'; thence S87°53'14"E for 196.46'; thence N89°38'08"E for 344.4'; thence S02°07'27"E for 4283.81'; thence S12°06'55"W for 30.27' to the Point of beginning. LESS AND EXCEPT THEREFROM THE FOLLOWING:

Commence at the Southeast Corner of Section 9, Township 53 South, Range 40 East; thence run N01°44'30"W along the east line of the said Section 9, for 461.38'; thence S88°15'30"W for 1329.92' to a point being the Point of beginning of the parcel of land herein described; thence

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APPLICANT: GENERATION THREE, INC.

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from the established Point of Beginning N01°44'29"W for 4519.85'; thence N87°14'33"E for 16'; thence S01°44'29"E for 4517.94'; thence S80°27'02"W for 16.15' to the Point of Beginning.

LOCATION: Lying west of N.W. 87 Avenue, between N.W. 74 Street and N.W. 90 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 300.96 Acres

PRESENT ZONING: GU (Interim)

IU-3 (Industry – Unlimited)

HEARING NO. 05-1-CZ5-1 (03-375)

10-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: LUIS & ROSA DORTA

Applicant is requesting to permit a single-family residence with a lot coverage of 42% (35% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Luis Dorta," as prepared by Pablo Garcia, P. E., dated 12/16/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 39, Block 51 & property interest in lake, PALM SPRINGS NORTH, SECTION "P", Plat book 84, Page 41.

LOCATION: 8020 N.W. 185 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: FLAGLER DEVELOPMENT CO.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DRI pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) MODIFICATION of Condition #21 of Resolution Z-114-83, and last modified by Resolution Z-10-99, both passed and adopted by Board of County Commissioners, and reading as follows:

FROM: "21. This Development Order shall be null and void, if any of the following requirements has (sic) not been met within four (4) years from the date of issuance of the Development Order:

- start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.
- completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and
- approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP).

If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 15, 2006 is hereby established as the build-out day for this project.

TO: "21. This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

- start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.
- completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and

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- approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP).

If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 14, 2011 is hereby established as the build-out day for this project."

- (3) MODIFICATION of Condition #19 of Resolution Z-114-83, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "19. The Application for Development Approval is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial Compliance with the representations contained in the Application for Development Approval is a condition for approval unless waived or modified by agreement among the parties."

TO: "19. The Master Development Plan attached as Exhibit "1" reflects the current conceptual land use plan and development program for the property, which along with the Application for Development Approval are incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial Compliance with the representations contained in the Master Development Plan and the Application for Development Approval are conditions for approval unless waived or modified by agreement among the parties."

The purpose of the requests is to allow the applicant to submit a revised master development plan showing a revision to the office/warehouse development, to decrease the warehouse area, to add hotel and business uses and to permit the applicant to extend a build-out date for this previously approved project.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or covenants After Public Hearing).

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APPLICANT: FLAGLER DEVELOPMENT CO.

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SUBJECT PROPERTY: All of Section 6, Township 53 South, Range 40 East.

LOCATION: Between N.W. 90 Street & N.W. 106 Street & N.W. 107 Avenue & N.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 640 Acres

PRESENT ZONING: IU-C (Industry – Conditional)
BU-1A (Business – Limited)

HEARING NO. 05-1-CZ5-3 (04-245)

10-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: PSN BUILDERS GROUP L. L. C.

RU-1 & BU-1 to BU-1

SUBJECT PROPERTY: A portion of CHAMBERS LAND COMPANY'S SUBDIVISION, Plat book 2, Page 27, lying and being in Section 10, Township 52 South, Range 40 East, being more particularly described as follows:

Commence at the intersection of N.W. 78th Avenue centerline and the N/ly line of the SE ¼ of Section 10, Township 52 South, Range 40 East (Centerline of N.W. 178th Street); thence N87°21'21"W along said N/ly line a distance of 371.08' to a point; thence S2°38'39"W departing said N/ly line a distance of 35' to a point on the S/ly right-of-way line of said N.W. 178th Street; thence S3°13'40"E a distance of 200.85' to the Point of beginning; thence S87°21'21"E parallel to the said N/ly line of the SE ¼ of Section 10, Township 52 South, Range 40 East a distance of 326.08' to a point on the W/ly right-of-way of the aforementioned N.W. 78th Avenue; thence S0°04'00"W along said W/ly right-of-way a distance of 436.26' to a point; thence N86°59'41"W departing said right-of-way a distance of 324.19' to a point; thence N3°00'09"E a distance of 211.69' to a point; thence N03°13'40"W a distance of 223.27' to the Point of beginning.

LOCATION: 17680 N.W. 78 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.26 Acres

RU-1 (Single Family Residential)

BU-1 (Business – Neighborhood)

APPLICANT: SOUTH FLORIDA LAND DEVELOPMENT INV., INC.

UNUSUAL USE to permit a lake fill.

SUBJECT PROPERTY: LAKE PORTION: Portions of Tracts 18 - 21, 25 - 31 and 48 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 of Section 11, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northwest corner of said Section 11; thence S87°51'22"E along the north line of said Section 11 for 1,105.9' to the Point of curvature of a circular curve to the right, having for its elements a radius of 1,145.92' and a central angle of 29°23'31"; thence SE/ly along the arc of said curve and along the centerline of N.W. 186th Street for an arc distance of 587.84' to a Point of reverse curvature of a circular curve to the left having for its elements a radius of 1,145.92' and a central angle of 14°30'25"; thence SE/ly along the arc of said curve and along said centerline of N.W. 186th Street for an arc distance of 290.14' to a point on the W/ly line of the 280' Florida Power and Light Company easement; thence S17°51'53"W along said easement for 429.51'; thence continue S17°51'53"W along said easement for 276.27'; thence N72°08'07"W for 86.77' to the Point of beginning; thence continue N72°08'07"W for 12.21' to the Point of curvature of a circular curve to the left, having for its elements a radius of 85' and a central angle of 79°36'53"; thence W/ly & S/ly along the arc of said curve for an arc distance of 118.11' to the Point of tangency; thence S28°15'00"W for 175.84'; thence S23°00'00"W for 220'; thence S18°35'00"W for 85.47'; thence N00°15'04"E for 18.48'; thence N18°10'12"E for 111.55'; thence N20°07'59"W for 31.62'; thence N66°09'15"W for 66.31'; thence N16°03'37"W for 11.73'; thence N06°56'25"E for 73.67'; thence N27°56'55"E for 325.81'; thence N35°45'52"E for 10.32'; thence N79°50'59"E for 11.53'; thence S69°13'46"E for 171.5'; thence S45°21'27"E for 12.88'; thence S01°16'45"E for 18.38' to the Point of beginning. REMAINDER OF LAKE: Portions of Tracts 18 - 21, 25 - 31 and 48 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 of Section 11, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northwest corner of said Section 11; thence S87°51'22"E along the north line of said Section 11 for 1,105.9' to the Point of curvature of a circular curve to the right, having for its elements a radius of 1,145.92' & a central angle of 29°23'31"; thence SE/ly along the arc of said curve & along the centerline of N.W. 186 Street for an arc distance of 587.84' to a Point of reverse curvature of a circular curve to the left having for its elements a radius of 1,145.92' & a central angle of 14°30'25"; thence SE/ly along the arc of said curve & along said centerline of N.W. 186 Street for an arc distance of 290.14' to a point on the W/ly line of the 280' Florida Power & Light Company easement; thence S17°51'53"W along said easement for 429.51'; thence continue S17°51'53"W along said easement for 276.27'; thence N72°08'07"W for 86.77' to the Point of beginning; thence continue N72°08'07"W for 12.21' to the Point of curvature of a circular curve to the left, having for its elements a radius of 85' & a central angle of 79°36'53"; thence W/ly & S/ly along the arc of said curve for an arc distance of 118.11' to the Point of tangency; thence S28°15'00"W for 175.84'; thence S23°00'00"W for 220'; thence S18°35'00"W for 85.47'; thence S21°10'29"E for 52.77'; thence S67°41'11"E for 27.37'; thence N57°42'43"E for 36.38'; thence N16°01'41"E for 154.29'; thence N21°50'42"E for 47.47'; thence N45°44'48"E for 75.76'; thence N08°25'59"E for 37'; thence N12°38'36"W for 105.39'; thence N00°45'16"W for 34.34'; thence N27°27'43"E for 28.5'; thence N59°31'08"E for 38.31'; thence N75°36'37"E for

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APPLICANT: SOUTH FLORIDA LAND DEVELOPMENT INV., INC.

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34.55'; thence N82°19'46"E for 45.74'; thence N60°00'01"E for 15.08'; thence N01°03'38"W for 29.54' to the Point of beginning.

That portion of Tracts 18 through 31, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, NO. 1 of Section 11, Township 52 South, Range 40 East, Plat book 2, Page 17, also being a portion of Parcels 1170-7, 1170-8 and 1170-9, as described in Exhibit "A" to a Special Warranty Deed, Official Records Book 18391, Page 3496, lying within the following described parcel of land:

Commence at the Northwest corner of said Section 11; thence along the centerline of N.W. 186 Street (Miami Gardens Drive), as described in said Special Warranty Deed the following 3 courses: (1) thence S87°51'22"E along the north line of said Section 11 for 1,105.9' to the Point of curvature of a circular curve concave to the Southwest, having for its elements a radius of 1,145.92' and a central angle of 29°23'31"; thence SE/ly along the arc of said curve an arc distance of 587.84' to a Point of reverse curvature of a circular curve concave to the Northeast having for its elements a radius of 1,145.92' and a central angle of 14°30'25"; thence SE/ly along the arc of said curve for an arc distance of 290.14'; thence along the W/ly line of the 280' Florida Power & Light Company easement (as described in said Special Warranty Deed); thence S17°51'53"W along said easement for 429.51' to the Northeast corner of said Parcel 1170-9 and the Point of beginning of parcel of land; thence continue S17°51'53"W along the east boundary of said Parcel 1170-9 for 276.27'; thence N72°08'07"W along a S/ly boundary of said Parcel 1170-9 for 61.5'; thence N17°51'53"E for a distance of 14.66'; thence N57°20'59"W for a distance of 179.01' to a Point of curvature of a circular curve concave to the Southeast, having as its elements a radius of 50' and a central angle of 86°02'04"; thence NW/ly & SW/ly along said curve an arc distance of 75.08' to the Point of tangency; thence S36°36'57"W for a distance of 210'; thence S22°04'53"W for a distance of 592.83'; thence N80°30'26"W for a distance of 343' to a point on the west boundary of said Parcel 1170-7; thence NE/ly along the west boundaries of said Parcels 1170-7, 1170-8 and 1170-9 for the following 3 courses: (1) thence N9°0'0"E for 271.58' to a Point of curvature of a circular curve to the right having for its elements a radius of 1,105.92' and a central angle of 35°0'0"; (2) thence NE/ly along the arc of said curve for an arc distance of 675.57' to a Point of reverse curvature with a circular curve concave to the Northwest, having for its elements a radius of 840' and a central angle of 11°49'11"; (3) thence NE/ly along the arc of said curve for an arc distance of 173.29'; thence S72°08'7"E along the N/ly boundary of said Parcel 1170-9 for 627.32' to the Point of beginning.

TUSCAN LAKE VILLAS REVISED: Portions of Tracts 18 - 21, 25 - 31 and 48 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 of Section 11, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northwest corner of said Section 11; thence S87°51'22"E along the north line of said Section 11 for 1,105.9' to the Point of curvature of a circular curve to the right, having for its elements a radius of 1,145.92' and a central angle of 29°23'31"; thence SE/ly along the arc of said curve and along the centerline of N.W. 186th Street for an arc distance of 587.84' to a Point of reverse curvature of a circular curve to the left having for its elements a radius of 1,145.92' and a central angle of 14°30'25"; thence SE/ly along the arc of said curve and along said centerline of N.W. 186th Street for an arc distance of 290.14' to a point on the W/ly line of the 280' Florida Power and Light Company easement; thence S17°51'53"W along said easement for 429.51' to the Point of beginning of parcel of land hereinafter described; thence continue

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APPLICANT: SOUTH FLORIDA LAND DEVELOPMENT INV., INC.

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S17°51'53"W along said easement for 276.27'; thence N72°08'07"W for 98.98' to the Point of curvature of a circular curve to the left, having for its elements a radius of 85' and a central angle of 79°36'53"; thence W/ly and S/ly along the arc of said curve for an arc distance of 118.11' to the Point of tangency; thence S28°15'00"W for 175.84'; thence S23°00'00"W for 220'; thence S18°35'00"W for 460'; thence S01°15'00"W for 720' to a point on a circular curve to the right, said point bearing N85°03'06"E from its center, having for its elements a radius of 150' and a central angle of 85°30'36"; thence S/ly and W/ly along the arc of said curve for an arc distance of 226.48' to the Point of reverse curvature of a circular curve to the left having for its elements a radius of 240' and a central angle of 56°18'42"; thence SW/ly along the arc of said curve for an arc distance of 235.88' to the Point of tangency; thence S25°15'00"W for 146.03'; thence N64°45'00"W for 488.47' to a point on the east right-of-way line of N.W. 75th Place. (The next 6 courses are along said east right-of-way line) said point also being a point on a circular curve whose radius point bears S74°58'05"E; said curve has for its elements a radius of 1,105.92', a central angle of 10°58'05"; thence NE/ly along the arc of said curve for an arc distance of 211.7' to the Point of tangency; thence N26°00'00"E for 326.32' to a Point of curvature of a circular curve to the left having for its elements a radius of 1,185.92' and a central angle of 17°00'00"; thence NE/ly along the arc of said curve for an arc distance of 351.87' to the Point of tangency; thence N09°00'00"E for 650' to a Point of curvature of a circular curve to the right having for its elements a radius of 1,105.92' and a central angle of 35°00'00"; thence NE/ly along the arc of said curve for an arc distance of 675.57' to a Point of reverse curvature to the left; said curve having for its elements a radius of 840' and a central angle of 11°49'11"; thence N/ly along the arc of said curve for a distance of 173.29'; thence S72°08'07"E for 627.32' to the Point of beginning.

LOCATION: Lying east of N.W. 75 Place & approximately 440' south of N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.85 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)
GU (Interim)

HEARING NO. 05-1-CZ5-5 (04-302)

6-52-41
Council Area 5
Comm. Dist. 1

APPLICANTS: ALFREDO & VICENTA GAMBARINA

Applicant is requesting to permit a zero lot line residence with 8 linear feet of penetrable openings (19 linear feet required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Mr. Alfredo Gambarina Int/Ext. Alteration," as prepared by Fernando Gomez-Pina, P. E., consisting of one sheet dated June 6, 2004. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 72, Block 1, MONTEREY SECOND ADDITION, Plat book 138, Page 78.

LOCATION: 5359 N.W. 190 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46' x 95'

PRESENT ZONING: RU-1 (Single Family Residential)